



13 Magna Drive, Crumpsall Manchester M8 5EQ

£299,950

Hyde Estates are delighted to offer this three bedroom, semi-detached house for sale. Built circa 2016, this modern built property is ideally located on a quiet cul de sac overlooking Crumpsall Park, on the doorstep of North Manchester General Hospital.

Boasts spacious living accommodation throughout, and benefits from driveway parking and lawned rear garden.

Excellent public transport links to Manchester City Centre and a short drive to the motorway network. Local amenities within a one mile radius of the property include; North Manchester General Hospital, Abraham Moss Community School, Tesco Superstore and an abundance of shops and restaurants.

Briefly comprising; entrance hall, guest wc, lounge, diner kitchen, three double bedrooms, ensuite and separate shower room.



Accommodation

Ground floor comprises; entrance hall, fully tiled guest wc which is fitted with an Asian toilet, douche shower and washbasin. Complete with heated chrome towel rail and frosted window. Spacious lounge with stairs to the first floor and kitchen diner with understairs store cupboard and French doors to the rear garden. The kitchen is fitted with a modern range of gloss fronted wall & base units, contrasting work tops with inset 1.5 stainless steel sink unit and vinyl floor covering. Integrated appliances include; oven with four ring gas hob and extractor hood, fridge freezer and washing machine with space for freestanding dishwasher. The dining area has ample space to accommodate a family sized dining suite.

The first floor comprises; three double bedrooms, the main of which has a fully tiled, wet room ensuite with rainfall shower, washbasin with storage drawer and Asian toilet with douche shower. Extractor fan and heated chrome towel rail. The main shower room is also a fully tiled wet room with rainfall shower head, washbasin with storage drawer and Asian toilet. Frosted window and a heated chrome towel rail.

Room Measurements

Entrance Hall

Guest WC

Lounge - 16'4" x 15'11"

Diner Kitchen - 15'9" x 11'9"

Bedroom 1 - 12' x 10'7"

Ensuite - 8'4" x 3'2"

Bedroom 2 - 11'9" x 8'7"

Bedroom 3 - 11'5" x 6'11"

Bathroom - 8' x 4'9"

Gardens

The rear garden has a small area of paving and a raised lawn with timber pergola and fenced borders abutting Crumpsall Park. Gated front garden.

Parking

Gated driveway to the side of the property which has space for at least two vehicles.

Additional Information

The property is serviced by a wall mounted combi boiler and uPVC double glazed windows throughout.

Tenure

To be confirmed by the sellers solicitor.

Council Tax

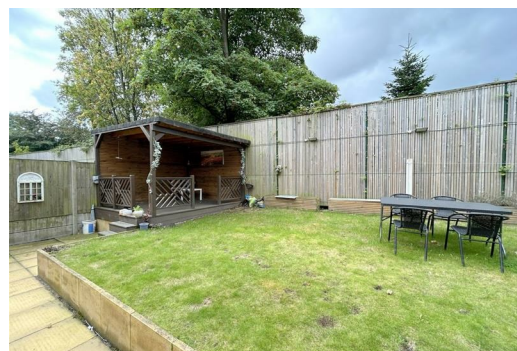
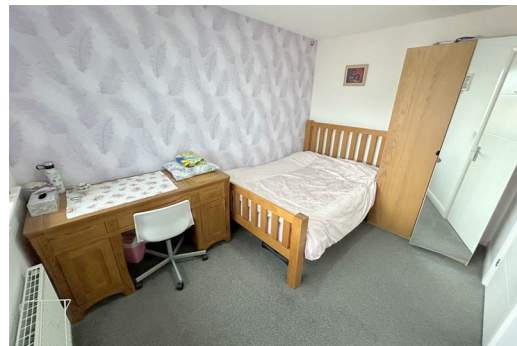
Manchester City Council, Band B.

Fixtures & Fittings

Carpets, curtains, and light fittings available by negotiation. We have not tested any appliances or electrical items.

Viewings

All viewings to be arranged via Hyde Estate and Letting Agents 0161 773 4583.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		95	(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(48-54) E			(48-54) E		
(37-47) F			(37-47) F		
(1-36) G			(1-36) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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